

## CHECK OUT WHAT'S HAPPENING

CONVENIENT ACCESS TO DEVELOPMENT DETAILS  
CITY'S INTERACTIVE MAPS DESCRIBE PLANS IN PROGRESS

**W**HAT TO KNOW what's happening in your neighborhood? It's easy to find the most current information on development plans and proposals on the City's website. Information on *Comprehensive Plan* changes, rezoning, use permits and variances is listed from the time an application is received until several months after the City Council decides the outcome. Data includes applicant information, the staff report to the Planning Commission and City Council, and detailed project descriptions. Projects are classified as:

- R** Residential – multifamily, rental, townhomes.
- P** Public – publicly funded developments.
- Q** Quasi-public – institutions, schools.



Visit the City's website, [www.ci.bloomington.mn.us](http://www.ci.bloomington.mn.us), keywords: Development map, to read about current development projects.

- C** Commercial – retail, hotels, shopping areas.
- O** Office – office buildings.
- I** Industrial – warehouses, industrial.

- M** Mixed use – multiuse projects.
- For more information, call Planning and Economic Development at 952-563-8920.

## NEW RESIDENTIAL PROJECTS POPPING UP AROUND TOWN

## DEVELOPMENTS ENHANCE BLOOMINGTON'S HOUSING OPTIONS

**W**HETHER IT'S an assisted living environment or a 55-and-older community, developers are responding to a demand for more accessible, senior-friendly housing. There are more than 1,800 senior independent living units

in Bloomington and plans are currently underway for more in all parts of the city.

The following residential developments have been approved or are in the process of being reviewed. All are scheduled for occupancy by 2010.

- Portland Commons – 8735 Portland Avenue.
- Bloomington Bethany Senior Housing – 6600 and 6820 Auto Club Road.
- Applewood Pointe Southtown Senior Cooperative – 2600 West 82nd Street, *see left*.
- Penelope 35 Apartments Phase II – 10601 Beard Avenue.
- The Village on Nine Mile Creek Apartments – 2215 West Old Shakopee Road.
- The Luxembourg – 5100 West 82nd Street.
- Covington – 5701 Green Valley Drive. In addition, Martin Luther Manor, 1301 and 1401 East 100th Street, plans to rebuild and renovate its existing 137-bed, skilled-nursing facility.

For more information, contact Planner Londell Pease at 952-563-8926 or visit the City's Development Directory at [www.ci.bloomington.mn.us](http://www.ci.bloomington.mn.us), keywords: Residential development.



Rendering of Applewood Pointe Southtown.

## REDEVELOPMENTS REVITALIZE A NEIGHBORHOOD

## FRANCE AVENUE AND OLD SHAKOPEE ROAD TO SEE MORE IMPROVEMENTS

**T**HE SITE OF the old Bloomdale Shopping Center on the southwest corner of France Avenue and Old Shakopee Road is slated for private redevelopment. Several buildings on the site have been razed to make room for new construction. Preliminary plans include 36,724 square feet of retail space and 10,000 square feet of office space.

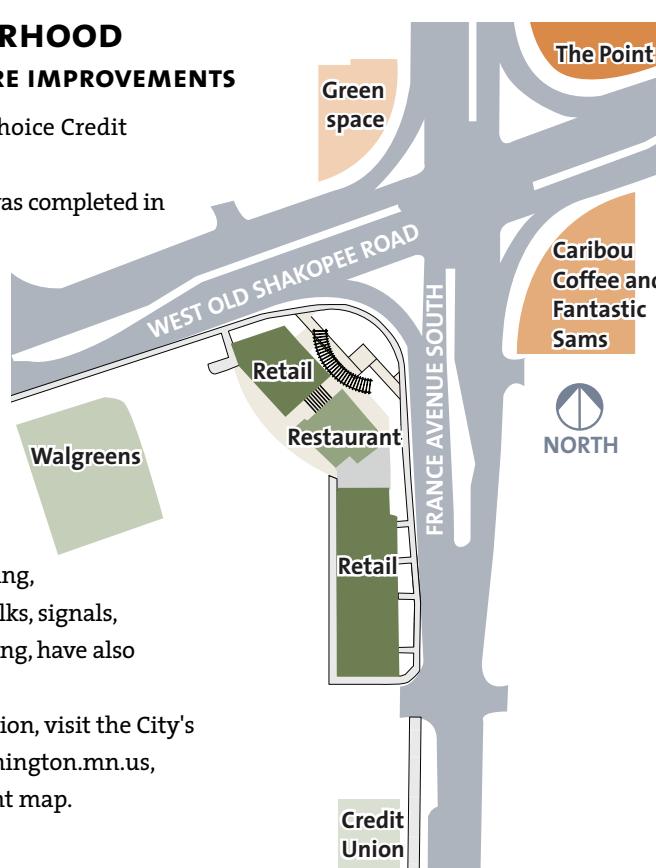
The property is owned by three developers. A Walgreens pharmacy is under construction and will be completed by late spring 2009. Another developer intends to construct a building similar to The Point, the retail and office development on the northeast corner of France Avenue and Old Shakopee Road. This building will include a restaurant and general retail. The third building, south of the restaurant and retail buildings, will be

occupied by the Star Choice Credit Union. *See map right.*

The Point, which was completed in 2006, consists of an 18,000-square-foot building that faces France Avenue and an 8,000-square-foot building fronting Old Shakopee Road.

Public improvements, including street widening, new turn lanes, sidewalks, signals, medians and landscaping, have also enhanced the area.

For more information, visit the City's website, [www.ci.bloomington.mn.us](http://www.ci.bloomington.mn.us), keywords: Development map.



## INFORMING RESIDENTS

The City has instituted a new procedure to keep residents up-to-date on major land use changes to properties. A sign must be installed on a site where a comprehensive plan change, rezoning or conditional use permit application is being processed. As you drive within your neighborhood, watch for these signs.



## OLD CEDAR AVENUE

## BRIDGE

## RESTORING COMMUNITY CONNECTIONS

**A** FEASIBILITY STUDY is being conducted by the City of Bloomington to determine if the Old Cedar Avenue bridge, constructed in 1920 to connect communities on either side of the Minnesota River Valley, will be rehabilitated or replaced.

"The bridge has served the public well during its long and useful life," Deputy Director of Public Works Jim Gates said. "The refurbished structure or a suitable alternative will further serve the public for years to come as a regional asset for the many users of the Minnesota River Valley."

Once an important river crossing, the historic five-section, steel-truss bridge has deteriorated to the point where it is unsafe and unusable. In 1993, the bridge became unstable for vehicles and the City restricted use to bicycles and pedestrians. At that time, the City and U.S. Fish and Wildlife Refuge also purchased the Pahl family's sweet corn fields south of the bridge, creating a continuous refuge in the river valley. The bridge was closed completely in 2002 after an independent inspection.

Bloomington has taken the lead to restore this important regional connection. Design options, now being determined by the feasibility study, will remove the existing dilapidated structure and include a new pedestrian bridge on the existing piers and parallel boardwalk. Once constructed, the City plans to transfer ownership to an appropriate regional, state or federal agency.